

Snell Developments Limited

'LUMB MILL FARM', CARR HEAD LANE, GLUSBURN, CROSS HILLS, NORTH YORKSHIRE

(satnav BD20 8DX)

Plot no.	House Type	Price
1	A 2 storey detached home with Hall, WC, Kitchen-Dining-Sitting room, Living room, Study and Utility. 4 Bedrooms, house bathroom and 2 en-suites. Rear garden, single detached garage and 2 parking spaces.	RESERVED
2	A 2 storey detached home with Hall, WC, Kitchen-Dining-Sitting room, Living room, Study and Utility. 4 Bedrooms, house bathroom and en-suite. Rear garden, single detached garage and 2 parking spaces.	£549,950
3	A 2 storey detached home with Hall, WC, Kitchen-Dining-Sitting room, Living room, Study and Utility. 4 Bedrooms, house bathroom and 2 en-suites. Rear garden, single detached garage and 2 parking spaces.	£599,950
NB	Each plot has the option to purchase an additional Paddock area by separate negotiation.	

Further Information and Viewing – Construction is underway and the plots can be purchased on an off-plan basis. Site access is restricted but the site can be seen from the perimeter fencing. In the event of accompanied site access being permitted, health & safety requirements will apply, and sturdy footwear must be worn. For further information please contact John Shaw FRICS, New Homes Sales Agent. Tel: 07392 000922. Email: john@jshawfrics.co.uk

Estimated build completion dates – The estimated build completion dates are January to March 2021. All estimated dates are subject to confirmation and change.

Directions – From Main Street, Cross Hills travel west along the A6068 which becomes Colne Road, continue to Glusburn, and after passing the former Malsis School on your right and the Dog & Gun public house on your left, turn right into Carr Head Lane and the site is about a third of a mile on your left (Satnav BD20 8DX).

Specification – The specification is summarised on the specification schedule. The specifications are a general summary and the developer reserves the right to alter the specification as the scheme progresses.

Choices – Subject to early reservation, exchange of contracts and the build program, some options and choices may be available in respect of kitchen units, worktops and tiling.

Warranty – All homes will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

Consumer Code for Home Builders – This development is operating to this code. www.consumercode.co.uk

Plans – Site and floor layout plans are illustrations for guidance only and may be subject to change as the build program progresses. The site plan shows plot numbers rather than postal numbers and is for plot identification only. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and any measurements

given are estimated for use as a guide only, and are subject to change and confirmation once they are build complete.

Services – Mains electricity and gas. Private water & drainage.

Tenure – Freehold. Private shared drive access. Solicitors to confirm full details in respect of access, boundaries, and private services before purchase.

Postal addresses and postcodes – are to be confirmed by the local authority and Royal Mail and will vary from the plot numbers and site/development address used for marketing purposes.

Energy Efficiency Ratings are available upon request. Where a property is not yet complete these will be Predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property on completion.

Reservation Procedure – These new homes are now available for purchase. Reservations are subject to payment of a £1,000 reservation fee, which will be used as part payment of the purchase price. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of receiving a contract. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Reservation fees are payable to Snell Developments Limited. Reservations are subject to availability. To make a reservation please contact John Shaw FRICS, New Homes Sales Agent. Telephone: 07392 000922. Email: john@jshawfrics.co.uk

IMPORTANT NOTE - The information contained in this price list and all other marketing material is for general guidance only. It is important that interested parties and buyers read this price and information sheet in conjunction with all other marketing information. It should be noted that many of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative illustrations only. Snell Developments Limited reserve the right to alter any part of the development, specification, floor plans and internal layouts as the scheme progresses. All measurements are approximate and have been estimated from architects plans and are therefore subject to change and confirmation. These particulars do not constitute an offer or contract of sale; any prospective purchasers should satisfy themselves with an inspection of the site/property as applicable. All illustrations are for identification purposes only and are not to scale. Measurements are estimated in metric and rounded to the nearest 5cm. Imperial measurements are approximate conversions. *Subject to Contract (ref JS/10/06/20).*

